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REFERENCE
ONLINE/001/ Viraganur /2026

ISSUED
02 June 2026

PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalputhur, Madurai-625 017.

ROC No. SWP/SCLWF874/2026/2026/TCP Date : 24/04/2026

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalputhur, Madurai-625 017.

To :

Special Officer / Block Development officer (VP)
Viraganur Panchayat,
Thirupparankundram Panchayat Union,
Madurai South Taluk,
Madurai District.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and country planning – S.No.9/1,2,3,4,5,6,8,10/7B,17/3A,3B,18/12B - at 8.91 Acre (36048.00sqm) – Pirakudi Village – Viraganur Panchayath - Thirupparankundram Panchayat Union – Madurai South Taluk – Madurai District - Planning Permission issued - forwarded for further action – Reg.

Ref :
1. Applicant M/s.Gsquare Realtors Pvt Ltd Online Application No. SWP/SCLWF874/2026, Dated:06.04.2026.
2. District Town and Country Planning Office, Madurai District, Road Pattern Issued on dated:09.04.2026.
3. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
4. Applicant M/s.Gsquare Realtors Pvt Ltd Letter dated Gift deed (Local Body) document no.1310/2026 dated.13.04.2026, and (TANGEDCO) document no.1318/2026, dated:
13.04.2026.
5. G.O.138,Housing and Urban Development Department, dated 04.06.2004.
6. G.O.79,Housing and Urban Development Department, Dated: 04.05.2017
7. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
13. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14. Demand payment Request letter dated 21.04.2026 (Requiring payment of Centage ,Subdivision and Development Charge).
15. Applicant M/s.Gsquare Realtors Pvt Ltd letter dated.22.04.2026 (Payment of Centage Subdivision and Development Charge).

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential layout in Madurai District, Madurai South Taluk, Thirupparankundram
Panchayat Union, Viraganur Panchayath, Pirakudi Village, S.No.9/1,2,3,4,5,6,8,10/7B,17/3A,3B,18/12B - at 8.91 Acre (36048.00 sqm).

In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director / Member Secretary (i/c), Madurai
District Town and Country Planning on 09.04.2026. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 13.04.2026.
Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as LP/MLPA/No.212/2026 and Panning Permission No.226/2026 and enclosed with 2 set of
original maps and gift deeded documents has been forwarded with it for further action.
i. Total No of Plots Given – 186 nos

ii. Local Body Space – 118.86Sq.m (0.50%)
iii. TANGEDCO Space – 119.85Sq.m (0.51%)
iv. OSR - 2393.40Sq.m (10.19%)
v. Road area – 12571.63Sq.m

2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately.

3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for
information and appropriate action.

4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.

5. As per circular in 13thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions

1. a) With reference to the 5th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees
including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of
planning authority along with approval of local body shall be issued to the applicants directly.

b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the
applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide
necessary street lights etc., as per the standards specified by the local body.

2. With reference to the 10thcited and 11thcited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas in favour concern local
body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation &
Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case
may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per
instruction given by TNRERA.

4. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning Department has not legally certified the title to the
ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's
application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, is anyone
else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right
organization to decide this.

5. As per TNCDBR 2019 the following fee and charges are collected as follows:

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document no.1310/2026 dated.13.04.2026

Copy to
1 M/s.Gsquare Realtors Pvt Ltd,
75, Century Center, TTK Road,
Alwarpet,
Chennai-600018. 1 Set

2 Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. 1 Set
3 Sub-Register,
Samanatham Register Office,
Madurai District. 1 Set
4 Assistant Director,
Survey Land Records, Madurai. 1 Set
5 Thasildar,
Madurai South Taluk, Madurai District. 1 Set
6 Superintendent Engineer,(PRO) Superintendent of Engineer Office,
Madurai TNEB, K.Pudur,
Madurai District. 1 set and gift deed Document No:1318/2026 dated:13.04.2026 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	54072	02/04/2026
2	OSR Fee		
3	Centage Charges	63000.00	22/04/2026
4	Development Charges	54750.00	22/04/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	84000.00	22/04/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Madurai District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.